

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-011</u></a>	<a href="#"><u>LUCKY START AT COMMERCIAL L. L. C.</u></a>
<a href="#"><u>04-140</u></a>	<a href="#"><u>ASA INVESTMENT OF SOUTH FLORIDA, INC.</u></a>
<a href="#"><u>04-158</u></a>	<a href="#"><u>HILDEMARY &amp; MIGUEL TEJEDA</u></a>
<a href="#"><u>04-206</u></a>	<a href="#"><u>WESTERN ESTATES</u></a>

APPLICANT: LUCKY START AT COMMERCIAL L. L. C.

- (1) RU-3M to OPD
- (2) Applicant is requesting to permit a building setback 25' from the front property line (S.W. 88<sup>th</sup> Street [N. Kendall Drive]) (50' required).

REQUESTS #1 & #2 ON:

TRACT "D," KENDALLAND SUBDIVISION, PLAT BOOK 161, PAGE 6.

- (3) MODIFICATION of Paragraph #2 of the Declaration of Restrictions recorded in Official Records Book 19576 at Pages 2500 through 2507, reading as follows:

FROM: "2. The property shall be developed substantially in accordance with the plans previously submitted, prepared by Pascual Perez & Associates, Inc. entitled 'Kendalland Town Plan,' dated the 20<sup>th</sup> day of November, 2000, said plans being on file with the Miami Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

TO: "2. The property shall be developed substantially in accordance with the plans previously submitted, prepared by Pascual Perez & Associates, Inc. entitled 'Kendalland Town Plan,' dated the 20<sup>th</sup> day of November, 2000, with the exception that Tract 'D' shall be developed substantially in accordance with the plans prepared by Behar-Font & Partners, P. A. entitled 'Lucky Start,' dated received 9-17-04 on Sheets A-1/A-1.0.1/L-1 and Sheets A-1.1/A-1.2/A-1.3/A-2/A-2.1/A2-2, dated received 8-26-04 and consisting of a total of 9 sheets, said plans being on file with the Miami Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

- (4) MODIFICATION of Paragraph #1 of the Declaration of Restrictions recorded in Official Records Book 19576 at Pages 2500 through 2507, reading as follows:

FROM: "1. The total number of residential dwelling units to be constructed on the property shall not exceed 514 dwelling units.

TO: "1. The total number of residential dwelling units to be constructed on the property shall not exceed 405 dwelling units.

- (5) MODIFICATION of Condition #2 of Resolution CZAB11-1-03, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendalland Town Plan,' as prepared by Pascual Perez & Associates, Inc., dated stamped received 11/20/00 for a total of 41 sheets."

CONTINUED ON PAGE TWO

APPLICANT: LUCKY START AT COMMERCIAL L. L. C.

PAGE TWO

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendalland Town Plan,' as prepared by Pascual Perez & Associates, Inc., dated stamped received 11/20/00 for a total of 41 sheets, with the exception that Tract 'D' shall be developed substantially in accordance with the plans prepared by Behar-Font & Partners, P. A. entitled 'Lucky Start,' dated received 9-17-04 on Sheets A-1/A-1.0.1/L-1 and Sheets A-1.1/A-1.2/A-1.3/A-2/A-2.1/A2-2, dated received 8-26-04 and consisting of a total of 9 sheets."

REQUESTS #3 THROUGH #5 ON:

KENDALLAND SUBDIVISION, PLAT BOOK 161, PAGE 6

The purpose of requests #3 - #5 is to allow the applicant to amend the covenant on the overall development to reduce the maximum number of permitted dwelling units resulting from the aforementioned zone change and to submit revised plans for a portion of the site.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and requests #3-#5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified a public hearing.

LOCATION: Lying between S.W. 78 Street and S.W. 88 Street (North Kendall Drive) and east of S.W. 167 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 98 Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)  
BU-1A (Business – Limited)  
RU-1(M)(a) (Modified Single Family 5,000 sq. ft. net)  
RU-1(M)(b) (Modified Single Family 6,000 sq. ft. net)  
OPD (Office Park District)

APPLICANT: ASA INVESTMENT OF SOUTH FLORIDA, INC.

- (1) MODIFICATION of Condition #2 of Resolution CZAB11-26-01, passed and adopted by Community Zoning Appeals Board #11, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'A. S. A. Shopping Center,' as prepared by Palenzuela & Hevia, Architects, dated received March 7, 2001 and consisting of 8 sheets and 'Sketch of Boundary Survey,' as prepared by Jack Mueller & Associates, Consulting Engineers & Land Surveyors, dated February 7, 2001."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'A. S. A. Shopping Center,' as prepared by Zamora & Associates, Inc., consisting of one sheet dated last revised 10/20/03 and landscape plans entitled 'Proposed Landscape Plan A. S. A. Shopping Center,' as prepared by Palenzuela & Hevia, Design Group, Inc. and Witkin Design Group, consisting of 2 sheets, dated, signed and sealed 6/10/04."

The purpose of this request is to permit the applicant to submit a new site plan indicating additional parking and reducing the amount of provided landscaping.

- (2) Applicant is requesting to permit a maximum lawn area of 25.4% (20% permitted) of the landscape open space.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing and approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B" of ASA SUBDIVISION, Plat book 158, Page 90.

LOCATION: 12448 S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 6 Acres

PRESENT ZONING: BU-1A (Business – Limited)

APPLICANTS: HILDEMARY & MIGUEL TEJEDA

- (1) Applicant is requesting to permit a gazebo and barbecue structure setback 3.3' (5.23' required) from the interior side (Southwest) property line.
- (2) Applicant is requesting to permit said gazebo spaced 7.5' (10' required) from the principal structure.
- (3) Applicant is requesting to waive the zoning regulations requiring all accessory uses to be located behind the principal building; to permit a fountain in front of the main building (not permitted) and setback 36'10" (75' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A) (4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The plans are on file and may be examined in the Zoning Department entitled "As Built/Amnesty Drawings of Gazebo for Hilda & Miguel Tejeda," as prepared by Filer & Hammond Architects, Inc., consisting of two pages, Sheet A-1 dated revised 9/13/04 & Sheet A-2 dated 3/22/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 7, FOREST LAKE ESTATES, SECTION 3, Plat book 146, Page 82.

LOCATION: 9309 S.W. 166 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.173 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: WESTERN ESTATES

(1) EU-1 to RU-1

REQUEST #1 ON PARCEL "A"

(2) EU-1 to RU-1M(b)

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": The south 75' of the west 250'; the south 98.48' of the east 307.64' of the west 557.64'; and the south 75' of the east 100' of the west 667.64' of Block 4 of MAJESTIC ESTATES, SECOND ADDITION, Plat book 151, Page 57 AND: The south 98.8' of the east 557.28'; and the south 75' of the west 100' of Block 1, of MAJESTIC ESTATES, SECOND ADDITION, Plat book 151, Page 57. AND: PARCEL "B": Block 4 of MAJESTIC ESTATES, SECOND ADDITION, Plat book 151, Page 57, LESS the following portion thereof: The south 75' of the west 250'; the south 98.48' of the east 307.64' of the west 557.64'; and the south 75' of the east 100' of the west 667.64'. AND: Block 1 of MAJESTIC ESTATES, SECOND ADDITION, Plat book 151, Page 57, LESS THE FOLLOWING PORTION THEREOF: The south 98.8' of the east 557.28'; and the south 75' of the west 100' of said Block 1.

LOCATION: Lying north of S.W. 184 Street and east & west of S.W. 154 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.6± Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)  
RU-1 (Single Family Residential)  
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)